

Minutes Ad Hoc Committee on Rental Regulations

August 10, 2016

1. **Members Present:** Chairperson T. Moran called the meeting to order at 5:30 pm, J. Goodwin, V. Ward, M. Sargent, B. Ryan
2. **Other Council Members Present:** P. Shapiro, V. Raymond
3. **Staff Present:** M. Ninteau, J. Mullen, L. Painter
4. **Approval of Minutes:** Moved by Ward, second Sargent to approve minutes, approved 3-0 with 1 abstention.
5. **Public Comment:** Rebecca Shafer Echo Road spoke about off campus safety, she quoted some statistics and what other universities do. Spoke in favor of on campus amenities and how the enhance student experience. She distributed a copy of her research to all committee members. Alison Hilliding reiterated Ms. Shafer's comments. Justin G. disagreed with the previous speakers and stated that life off campus was better than living in a dorm. He was also concerned that it appeared only student rentals were being commented on in a negative way. C. Marcus of Coventry CT was representing R. McDonald the owner of 78 Lynwood Rd. Mr. Marcus stated that Mr. McDonald has owned that property for 7 years and believes he is being harassed by neighbors making false complaints as indicated in the Town records presented. T. Panagopoulos stated that he owns rental property and must be allowed to conduct business without being over regulated. J Murphy of Browns Rd advocated for the use of Depot campus to accommodate UConn's needs regarding housing.
6. **Committee Member Reports:** Chairperson Moran reported that the Town Council had adopted the proposed amendments to the ordinances that were proposed by the Ad Hoc committee. She also stated that perhaps it would be beneficial to see what other municipalities do to address potential overcrowding issues. M. Sargent stated that he believed a forum should be held for students so they were aware of what is expected of them as members of the community and that it was his belief counting of cars is overly invasive and should be eliminated. J. Goodwin reiterate that she believes car counting to be overly invasive. V. Raymond questioned what mechanisms were in place to inform all stake holders the number of legal occupants allowed at a given address. She advocated for sending a letter to all property owners in Town stating what the regulations require.
7. **Staff Reports:** M. Ninteau explained that staffing levels will be increased and site inspections for overcrowding will be continued starting on August 22 and that the Town Attorney maintains the protocol used in the past is valid. J. Mullen spoke briefly regarding the Recent Zoning citation hearings and that visits to rental units would be starting in cooperation with the UConn

department of off campus housing. L. Painter discussed the FAQ page that had been developed and requested other questions be submitted. It was also determined to change the “For Landlords” heading to include “and potential landlords”. She also reiterate the Town Attorney’s legal opinion that a moratorium on single family dwellings being converted to rental units would not be legal.

8. **Review of Draft Language within Current Regulations:** Staff presented draft language to change the fee structure within the current code that would reduce the certificate fee for rental units meeting a set criteria. The following motion was made:

M. Sargent moved to V. Ward seconded to pass along the draft fee language changes within the housing code to the Town Council for consideration. The vote passed unanimously.

9. **Future Discussion Topics:** The following topics were flagged for future discussion:
- Report by staff on fall semester code enforcement to date
 - Consider sending a letter to all residential property owners explaining rental and occupancy requirements and report back
 - Ask Kevin whether someone can post a sign on private property prohibiting photography
 - Research and report on other enforcement protocols with regard to occupancy that have been upheld by courts.

10. **Adjournment:** By unanimous consent 7:05

Respectfully submitted.

Mike Ninteau, Director of Building & Housing Inspection